LOT 32 EMERALD LAKES S/D.
812-2147, 916-2443, WD 1228-630,

DAIGNAULT STEPHEN W/DAIGNAULT VICTORIA S
227 NW WINDING PL
LAKE CITY, FL 32055

2025

28-3S-16-02372-132

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

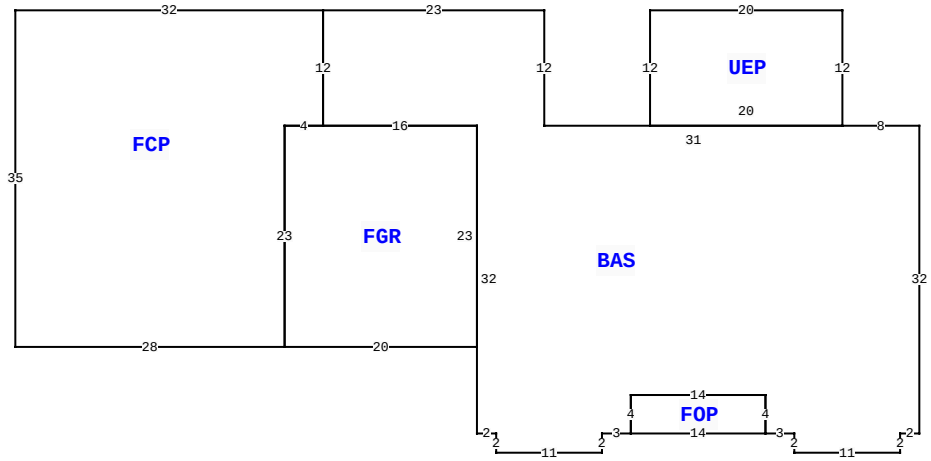
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	183,337
FCP	1,028	25		257	27,142
FGR	460	55		253	26,719
FOP	56	30		17	1,796
UEP	240	60		144	15,208
TOTALS	3,520			2,407	254,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	134.7093	150.87	363,144	1994	1994	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2013 Heated Area: 1736 HX Base Yr 2013



227 NW WINDING PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,201
TOTAL MARKET OB/XF VALUE		41,793
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		330,994
SOH/AGL Deduction		114,838
ASSESSED VALUE		216,156
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,434
TOTAL JUST VALUE		330,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31515	POOL	170	10/11/2013
30128	ADDN SFR	321	05/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0630	1/19/2012	WD	Q	I	01	165,000
GRANTOR: ROBERT & WYNETTE HUGG						
GRANTEE: STEPHEN W & VICTORI						
0916/2443	12/21/2000	WD	Q	I		130,000
GRANTOR: T TALMADGE						
GRANTEE: ROBERT & WYNETTE HU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UEP= N12 W20 S12 E20$ W31 N12 W23 FCP= W32 S35 E28 N23 E4 N12$ S12 FGR= W4 S23E20 N23 W16$ E16 S32 E2 S2 E11N2 E3 FOP= E14 N4 W14S4$ N4 E14 S4 E3 S2 E11 N2 E2 N32$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,622	
2	0294	SHED WOOD/	0	100	12	30	360.00	UT	7.50	7.50	75	1993	1993	3	75	2,025	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2014	2014	3	79	28,314	
5	0282	POOL ENCL	0	100	28	40	1,120.00	UT	15.00	15.00	100	2014	2014	3	49	8,232	

LAND DESCRIPTION

TOTAL OB/XF 41,793

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/04/2018 BY KR Total Acres: 0.60 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/26/2025 BY SYS